

Technical Review Committee Meeting

Minutes of July 2, 2007

Attendance:

| Members Present |
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| Chair Tuch |
| Jeff Payne |
| Richard Grant |
| Mike Brookshire |
| Kevin Johnson |
| Ken Putnam |
| Mark Case |

| Members Absent |
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| Susan Roderick |

| Staff Present |
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| Abby Moore |
| Julia Cogburn |
| Jessica Levensgood |
| Nate Pennington |
| Blake Esselstyn |
| Jennifer Blevins |

Chair Tuch opened the meeting by explaining the role of the TRC and discussing the agenda. Richard Grant made a motion to approve the 4/16/07 and 5/7/07 TRC minutes. Ken Putnam seconded the motion, which carried unanimously.

| Agenda Item | |
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| Preliminary plat review for Chapel Park Subdivision (8 lots) located on Bostic Place and London Road. The property owner is JCS Investments, LLC and the contact is Michael Figura. The properties are identified in the Buncombe County Tax Records as PINs 9647.16-94-7864 and 7644. | |
| Staff Comments | Jessica Levensgood oriented the Committee and audience to the site location and outlined comments from the staff report. |
| Applicant(s) or Applicant Representative(s) | Michael Figura, representative of Greenplan, was available for questions and commented on the following: <ul style="list-style-type: none"> ▪ The street is proposed to be a public street ▪ Asked for clarification on driveway permit application requirements |
| Public Comments | |
| Speaker Name | Issue(s) |
| Norma Baynes Charles Linney, Jr. Tammy Dan | Concerns about: <ul style="list-style-type: none"> ▪ Does the project fit in with the Shiloh Association's future development plans ▪ Stormwater runoff, sewage connections and parking |
| Commission Comments/Discussion | |
| Julia Cogburn, planner working with the Shiloh Neighborhood Association, noted that the proposed project seems to conform to the neighborhood development plan. Ken Putnam stated that off-street parking would be required. Kevin Johnson stated that the homes would connect to the sanitary sewer system. | |
| Commission Action | |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report and with the added conditions that the road extension will be public, no curb and gutter would be required and no parking allowed on the road extension. These items must be noted on the plans. | |

| Agenda Item | |
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| Preliminary plat review for the Onteora Oaks Subdivision (28 lots) located at 363 Onteora Boulevard. The property owner is A & A Investment Properties and the contact is Scott Brown. The property is identified in the Buncombe County Tax Records as PIN 9657.12-75-9067. | |
| Staff Comments | Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report. |
| Applicant(s) or Applicant Representative(s) | P.J. Scully, representative of Melrose Design Group, was available for questions and had comments regarding the following: <ul style="list-style-type: none"> The 10' space between lots 11 and 12 is to provide water service to an adjacent property owner in lieu of an easement |
| Public Comments | |
| Speaker Name | Issue(s) |
| Suzanne Spatziani | Concerns about <ul style="list-style-type: none"> increased traffic, sewage and small size of lots |
| Commission Comments/Discussion | |
| <p>Ms. Cogburn explained that all of the proposed lots are well within the requirement for the RS-8 zoning district.</p> <p>Kevin Johnson stated that the developer will be required to provide a sewer line stub-out for each existing dwelling passed by their sewer line extension.</p> <p>Ken Putnam stated that there is no traffic impact study required for a development of this size.</p> | |
| Commission Action | |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report. | |

| Agenda Item | |
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| Request to review a Subdivision Modification for an alternative access subdivision located on Stone Cottage Lane. The request is to reduce the width of the right-of-way for a portion of the private drive. The owner is Appalachian Way LLC, and the contact is Lauren Dawson. The properties are identified in the Buncombe County Tax Records as PINs 9628.13-04-6677, 6744 & 5873. | |
| Staff Comments | Blake Esselstyn oriented the Committee and audience to the site location and outlined comments from the staff report. |
| Applicant(s) or Applicant Representative(s) | Harry Giezentanner, representative, and Lauren Dawson, developer, passed out copies of an explanatory letter and a revised plat to address some of the staff concerns. |
| Public Comments | |
| Speaker Name | Issue(s) |
| None | |
| Commission Comments/Discussion | |
| <p>Chair Tuch stated that the review should be continued to avoid reviewing plans during the meeting. She noted that the plan seems to be moving in the right direction, but that there are still enough questions remaining that the project should be continued.</p> | |

Commission Action

The TRC voted unanimously to continue the hearing until the July 16, 2007 meeting.

Agenda Item

Level II review for the project identified as Clingman Lofts, located on Clingman Avenue for a proposed 21-unit condominium development. The owner is Mountain Housing Opportunities and the contact is Mike Vance. The property is identified in the Buncombe County tax records as PIN 9648.05-08-5229.

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| Staff Comments | Jessica Levengood oriented the Committee and audience to the site location and outlined comments from the staff report. |
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| Applicant(s) or Applicant Representative(s) | Mike Vance, representative, was available for questions and had comments regarding the following: <ul style="list-style-type: none">▪ Requested that the building entrances and window openings remain as proposed▪ Requested that the balconies remain at 4' as proposed Rick Rhinehart, project architect, pointed out the small courtyard on the plans and asked if that would be an acceptable amenity to increase the setback to 20'. |
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Public Comments

| Speaker Name | Issue(s) |
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| Patty Torno | Spoke in favor of the project. |

Commission Comments/Discussion

Chair Tuch told Mr. Rhinehart that the courtyard would be sufficient to allow for the increased setback. It was decided that the requested variances be approved by the Planning and Zoning Commission and alternative landscape compliance be approved by the Tree Commission.

Commission Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report and with the added conditions that the Tree Commission approve the alternative compliance for landscaping, the Planning and Zoning Commission approve any variances needed for the balcony width, window and door openings and corner side setback and that those items would comply with the North Carolina State Building Code.

Agenda Item

Consideration of the Conditional Zoning request for the project identified as Anderson Nissan, located at 641A Brevard Road. The request seeks the rezoning from RS8 (Residential Single-Family, Low Density) district to HB CZ (Highway Business Conditional Zoning) district for additional vehicle storage and parking area. The owner is Anderson Nissan, LLC and the contact is Scott Calhoun. The property is identified in the Buncombe County tax records as PIN 9627.16-93-1377.

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| Staff Comments | Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report. |
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| Applicant(s) or Applicant Representative(s) | Scott Calhoun, representative, was available for questions and stated that the project will comply with all of the new landscape standards. |
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Public Comments

| Speaker Name | Issue(s) |
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| Dewayne Debruhl Carl Solesbee | Concerns about: <ul style="list-style-type: none"> Traffic Setback reduction Maintenance of landscape buffer Stormwater runoff Light levels |
| Commission Comments/Discussion | |
| Richard Grant stated that it appears that the current light levels exceed that shown on the plans. Chair Tuch explained that there have been some previous light violations and that they must be resolved before the project will be approved at final TRC review. | |
| Commission Action | |
| <p>The TRC voted unanimously to approve the project with the conditions outlined in the staff report and with the following added conditions:</p> <ul style="list-style-type: none"> The applicant will prepare a revised landscape plan showing compliance with the current standards prior to review by the Planning and Zoning Commission The stormwater runoff issued will be examined further with the Engineering Department The existing lighting violations will be addressed No light will trespass beyond the subject property boundary | |

| Agenda Item | |
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| Consideration of the Conditional Zoning request for the project located at 919 Haywood Road. The request seeks the rezoning from INST (Institutional) district to UP CZ (Urban Place Conditional Zoning) district for a mixed-used development. The owner is Joel Crump and the contact is Tony Hauser. The properties are identified in the Buncombe County tax records as PINs 9628.12-96-8072, 9628.12-95-8963, 9739, and 9638.09-06-0030. | |
| Staff Comments | Jessica Levengood oriented the Committee and audience to the site location and outlined comments from the staff report. |
| Applicant(s) or Applicant Representative(s) | <p>Tony Houser, representative was available for questions and commented on the following:</p> <ul style="list-style-type: none"> Noted that the water allocation request has been resubmitted Agreed to provide a bus shelter on Haywood Rd. |
| Public Comments | |
| Speaker Name | Issue(s) |
| Lane Reid Mike Wright | Concerns about: <ul style="list-style-type: none"> Traffic Fire Department access |
| Commission Comments/Discussion | |
| It was decided that a revised plan addressing the Fire Department concerns must be submitted prior to review by the Planning and Zoning Commission. | |
| Commission Action | |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report and with the added conditions that any variances needed would be presented to the Board of Adjustment for approval, that City Council would review any necessary modifications and the revised plan be presented to the Fire Department prior to review by the Planning and Zoning Commission. | |

| Agenda Item | |
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| Consideration of the Conditional Zoning request for property located at 22 Virginia Avenue. The conditional zoning request seeks the rezoning from RM8 (Residential Multi-Family, Medium Density) district to CB II CZ (Community Business II Conditional Zoning) district, for a proposed telecommunication tower. The owner is West Asheville Presbyterian Church and the contact is Jonathan Yates. The property is identified in the Buncombe County tax records as PIN 9638.14-24-5178. | |
| Staff Comments | Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report. |
| Applicant(s) or Applicant Representative(s) | Jonathan Yates, representative, was available for questions. |
| Public Comments | |
| Speaker Name | Issue(s) |
| None | |
| Commission Comments/Discussion | |
| None | |
| Commission Action | |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report and with the added condition that alternative compliance for landscaping be approved by City Council. | |

| Agenda Item | |
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| Consideration of Conditional Use Permit review for the project identified as Value Place Hotel, located on Monte Vista Road. The request is for the development of a 105-room hotel. The owner and contact is Mike Weiss. The property is identified in the Buncombe County Tax records as PIN 9617.07-67-5849. | |
| Staff Comments | Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report. |
| Applicant(s) or Applicant Representative(s) | Gary Shepner, representative, was available for questions. Randy Williams, land planner, had questions about the traffic analysis and right turn taper. |
| Public Comments | |
| Speaker Name | Issue(s) |
| None | |
| Commission Comments/Discussion | |
| Mark Case confirmed with Mr. Shepner that the building would have a sprinkler system. | |
| Commission Action | |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report and the added condition that the applicant will submit a revised plan with more clarity on the landscaping and setback measurements. | |

| Agenda Item | |
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| Final review of the Level III site plan for the project identified as Biltmore Lake, Blocks D2-E, located on Enka Lake Road. The development will include 103 residential units. The owner is Biltmore Lake, LLC and the contact is Will Buie. The properties are identified in the Buncombe County tax records as PINs 9616.01-18-6804, 9616.01-19-5972, 9616.01-08-7627; 8342 & 9336. | |
| Staff Comments | Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report. |
| Applicant(s) or Applicant Representative(s) | Will Buie, representative, stated that he was comfortable with all of the staff comments. |
| Public Comments | |
| Speaker Name | Issue(s) |
| None | |
| Commission Comments/Discussion | |
| Jeff Payne stated that there should be sensors for the sirens on the gates. | |
| Commission Action | |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added condition that there would be sensors for the sirens on the gates. | |

| Agenda Item | |
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| Preliminary plat review for the Falcon Ridge @ Haw Creek Subdivision (28 lots) located on Cisco Road. The property owner is Falcon Ridge at Haw Creek LLC and the contact is George Ryan. The property is identified in the Buncombe County tax records as PIN 59.15-62-0988. | |
| Staff Comments | Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report. |
| Applicant(s) or Applicant Representative(s) | Sam Sweet, representative, submitted revised drawings to address the staff concerns and noted that a variance may be needed for the placement of the water line. George Ryan stated that the roads would be public. Matt Sprouse, of Sitework Studios, stated that he understood the new road was required for emergency vehicle access. |
| Public Comments | |
| Speaker Name | Issue(s) |
| Crayton Bedford Jeff Reble | Concerns about: <ul style="list-style-type: none"> ▪ Vegetation ▪ Walking path ▪ Water and sewer capacity ▪ New road with no houses or connectivity |
| Commission Comments/Discussion | |
| Chair Tuch stated that the project predates the new landscape requirements. She also noted that the rear setbacks should be increased by 10' due to the decreased front setbacks. Mike Brookshire and Kevin Johnson both stated that they believe existing water and sewer lines are adequate to serve the development. There was discussion about whether or not the new road could be eliminated | |

Commission Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report and the following added conditions:

The rear setbacks will be increased by 10' as part of the flexible development request to reduce the front setbacks.

Clarification will be provided on the wastewater stockpile area.

The applicant will apply for a variance on the waterline placement if needed.

There will be further discussion on the necessity for the road extension from Cisco Road.

Chair Tuch adjourned the meeting at 4:30 p.m.